

**STAFF REPORT
HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS**

DATE: June 12, 2017

COUNCIL DISTRICT: 5

GENERAL INFORMATION

| | |
|---------------------------------|--------------------------------|
| REQUEST | Certificate of Appropriateness |
| APPLICANT/AGENT | Pascual Lozano |
| LOCATION | 2400 Cass Street |
| ZONING/ USE (S) | A-5/HC |
| NEIGHBORHOOD ASSOCIATION | Carver Heights |

ANALYSIS OF PROPOSED WORK

CERTIFICATE OF APPROPRIATENESS

Applicant requests a Certificate of Appropriateness to construct a single-story residence.

APPLICABLE HISTORIC CARVER HEIGHTS DESIGN GUIDELINES**DRIVEWAYS AND PARKING:****Appropriate**

Attached parking integrated into the overall design and construction of the living space to create a uniform facade.

Not Appropriate

Garages or carports not integrated into the overall design and construction of the house or which overwhelm the presence of the living space.

NEW CONSTRUCTION:**Appropriate**

Use compatible size, shape, pattern and proportion for windows, doors and garages.

Use roof form, pitch and overhang depth compatible to the existing patterns within the streetscape and neighborhood.

Use materials consistent with the finish, texture, scale and reflectivity to materials used within the neighborhood.

FINDINGS/RECOMMENDATIONS

It is proposed that a single-story residence with a steeply-pitched (8:12) hipped roof clad in composite roof shingles with HardieBoard siding on the gables and exterior walls clad in brick, would be constructed on the vacant parcel at the corner of Cass Street and Rickenbacker Place. The house would incorporate a two-car garage facing the street with a similar width driveway.

The size and proportion of proposed windows on the front elevation and the tangential left and right side elevations that would be highly visible from Cass Street and Rickenbacker Place respectively, are less than the predominant size and proportion of windows along the street, particularly the front elevation, owing in large part to the area that is occupied by the garage door.

The attached garage is appropriate for the District, however, the two-car garage occupies over 52% of the front and while the driveway approach is consistent with the predominant width of driveway approaches along the street, the driveway width itself is inconsistent with the predominant width of driveways along Cass Street. The predominant character of Cass Street features attached carports and single-car garages that are subordinate architectural elements incorporated into the design. The proposed proportionality has a considerable impact on the character of the streetscape and as a result, is considered to overwhelm the remaining living space across the front.

The steeply-pitched hipped roof is inconsistent with the predominant character of low-pitched gable roof pitches along Cass Street. The use of brick cladding is inconsistent with the predominant exterior wall materials that form the streetscape character in the area.

Given the foregoing, Staff considers that greater alignment with the Historic Carver Heights Design Guidelines is warranted and therefore recommends the following motion:

That the Application for a Certificate of Appropriateness to construct a single-story residence be continued to the July 12th meeting of the HCLC and that the applicant be encouraged to work with staff to address the following:

- 1. That the area of windows facing Cass Street and Rickenbacker Place be increased to be more consistent with the predominant area of windows facing a front and flanking street respectively;**
- 2. That the garage be incorporated in a manner that is more consistent with the predominant character of Cass Street by reducing the driveway width and the overwhelming effect of the garage;**
- 3. That the roof pitch be reduced to be more consistent with the predominant roof pitches along Cass Street;**
- 4. That the proportion of horizontal siding facing Cass Street and Rickenbacker Place be increased to be more consistent with the predominant use of materials along Cass Street;**
- 5. That the recommended revisions be reflected in the plans and elevations and that they be submitted to the Planning and Development Department on or before the deadline for applications to be submitted for the HCLC's July meeting.**

SUPPLEMENTAL INFORMATION

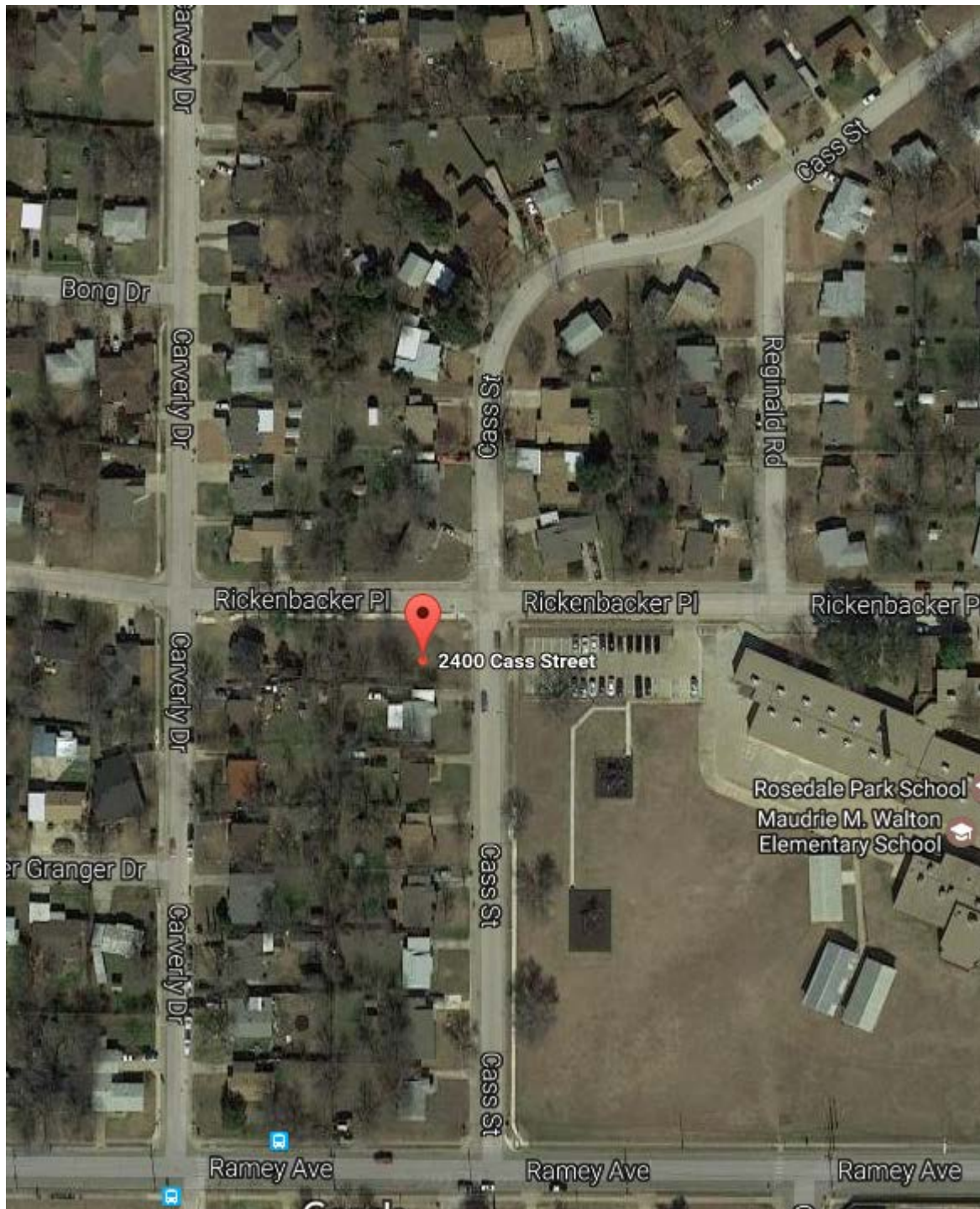
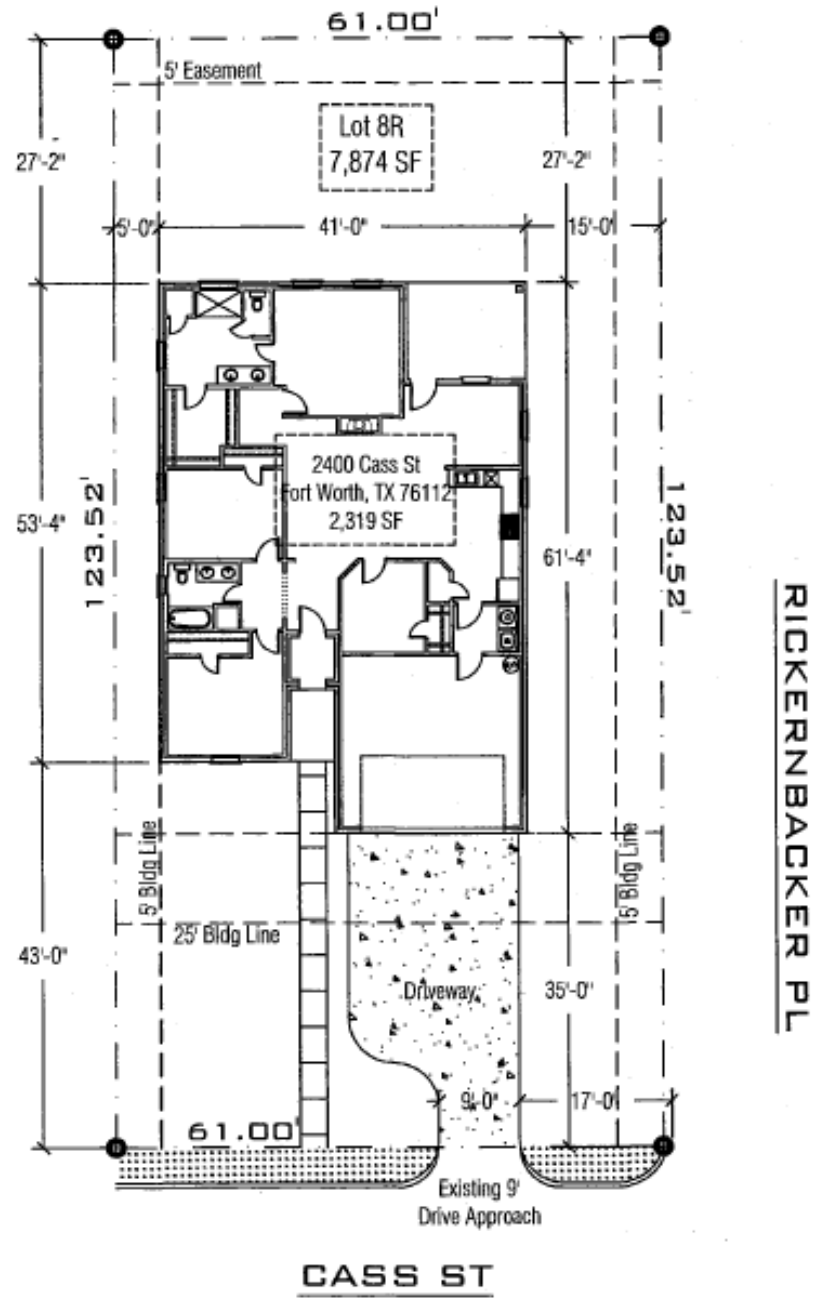


Figure 1. Aerial View of the subject property



SITE PLAN

scale: 1'-0" = 20'-00"

1

Figure 2. Site Plan



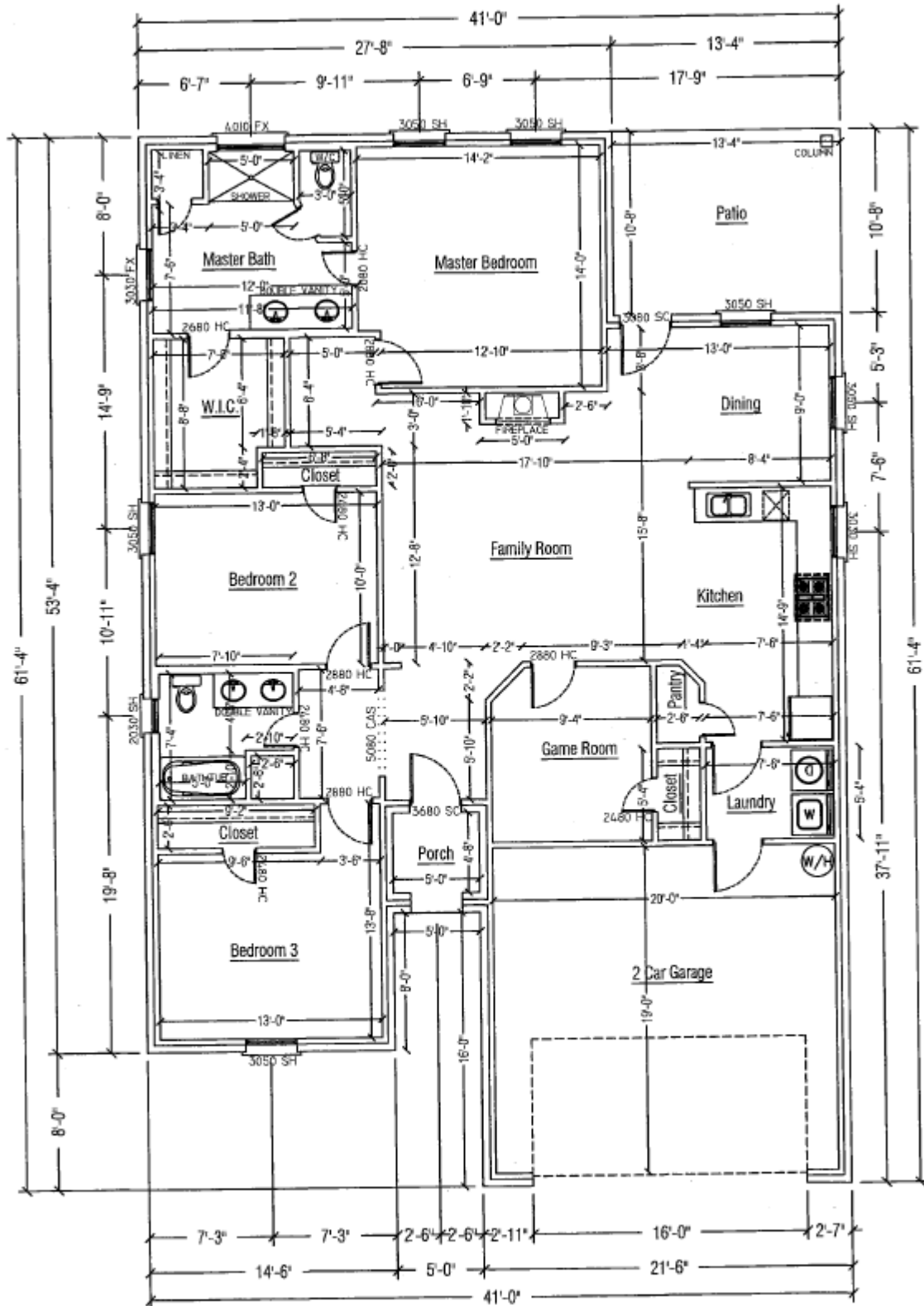
Figure 3. Street View (looking northwest)



Figure 4. Street View



Figure 5. Street View



FLOOR PLAN

scale: 1/8" = 1'-00"

2

Figure 6. Floor Plan

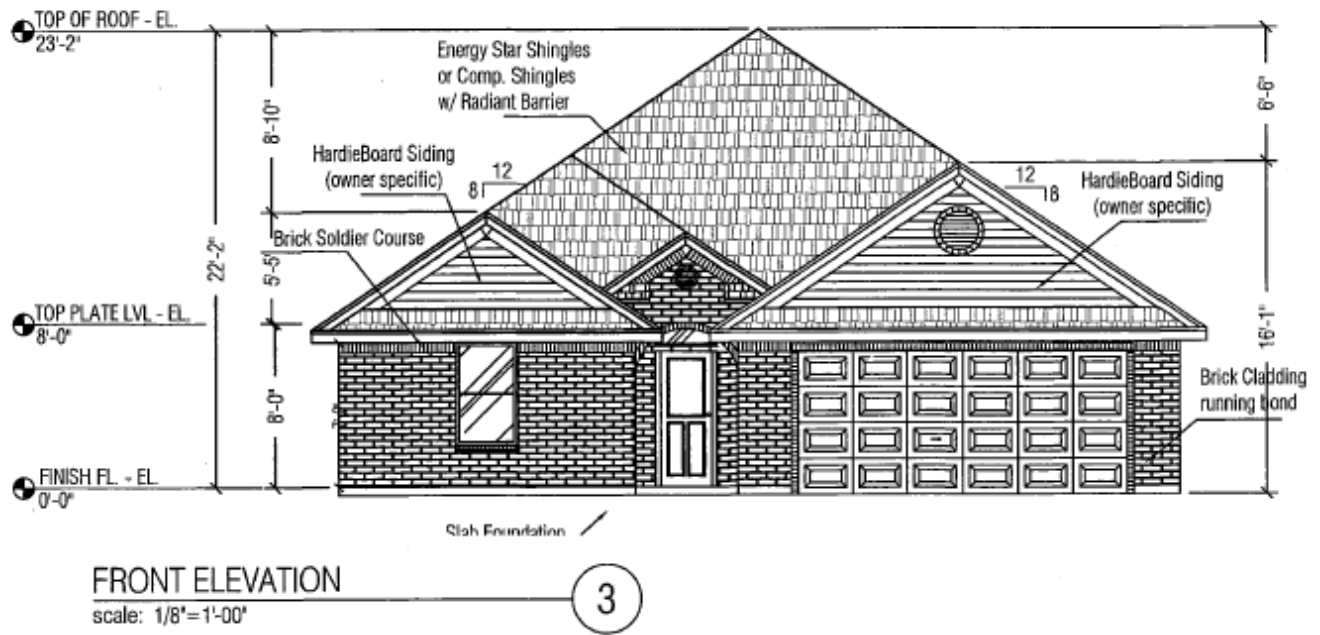


Figure 7. Front (East) Elevation

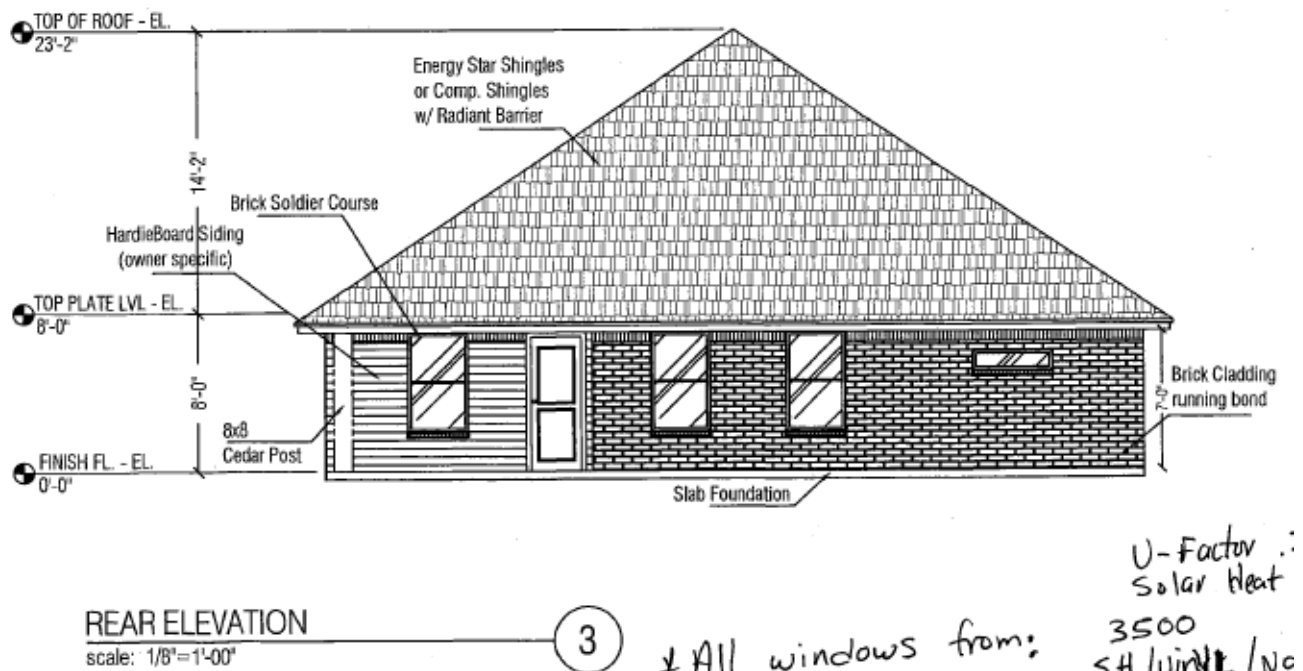


Figure 8. Rear (West) Elevation

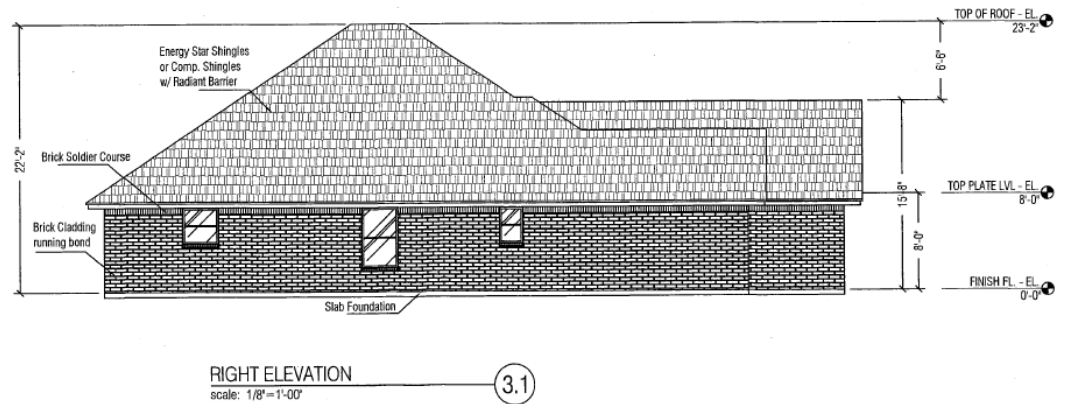
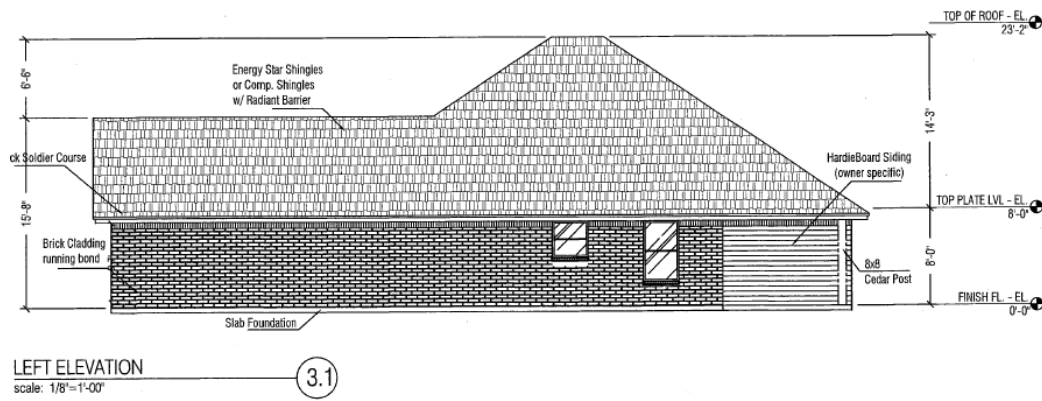


Figure 9. Left (South) and Right (North) Elevations